

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>M. Jonathan Hayes (Bar No. 90388) Matthew D. Resnik (Bar No. 182562) Roksana D. Moradi-Brovia (Bar No. 266572) RESNIK HAYES MORADI LLP 17609 Ventura Blvd., Suite 314 Encino, CA 91316 Telephone: (818) 285-0100 Facsimile: (818) 855-7013 jhayes@RHMFirm.com matt@RHMFirm.com roksana@RHMFirm.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Monge Property Investments, Inc.</p>	<p>FOR COURT USE ONLY</p>
<p style="text-align: center;">UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re:</p> <p style="text-align: center;">JONG UK BYUN,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:18-bk-19004-VZ</p> <p>CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

Sale Date: 03/05/2019	Time: 11:00 am
Location: Courtroom 1368, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 02/19/2019

Description of property to be sold:

Real Property commonly known as 1736 E. 24th St., Los Angeles, CA 90018, parcel number 5167-015-067 (the "Property").

Terms and conditions of sale:

The Property will be sold "as is, where is," with no warranties or representations of any kind whatsoever.

Proposed sale price: \$ 5,500,000.00

Overbid procedure (if any): See attached overbidding procedures.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

3/5/2019 at 11:00 a.m. in Courtroom 1368, 255 E. Temple Street, Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

M. Jonathan Hayes (Bar No. 90388)
RESNIK HAYES MORADI LLP
17609 Ventura Boulevard, Suite 314
Encino, CA 91316
Direct Line: (818) 933-2840
Main Line: (818) 285-0100
Facsimile: (818) 855-7013
jhayes@RHMFirm.com

Date: 02/06/2019

PROPOSED OVERBIDDING PROCEDURES

- 1) On or before, February 27, 2019, a prospective bidder must provide to the Debtor's counsel a cashier's check for \$500,000 as a deposit (the "Deposit") to be held by Debtor's counsel as set forth herein. If the prospective bidder is the successful bidder, the Deposit shall become non-refundable. At Closing, the Deposit will be applied to the Purchase Price. In lieu of this requirement, the prospective bidder may transfer by wire transfer that sum to the Client Trust Account of Resnik Hayes Moradi LLP.
- 2) The Prospective Bidder shall also provide to Debtor's counsel and to counsel for the Buyer, Hyundai and Packo, on or before February 27, 2019, proof of its ability to close on the same terms as the PSA.
- 3) As all of the contingencies set forth in the PSA will have been met by the time of the hearing on this motion, any overbid for the 24th Street Property Assets shall be on the same terms and conditions, or better, as is set forth in the Purchase and Sale Agreement set forth in Exhibit "A" to the Motion.
- 4) There shall be no Contingency Period for any successful overbidder. The overbidder must close the sale within 15 days after the Court enters its Order Approving the Sale.
- 5) The initial overbid must be at least \$100,000 more than the Purchase Price herein or \$5,600,000. After the initial overbid, additional overbids shall be in increments of \$100,000 each.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding.
My business address is: **17609 Ventura Blvd., Suite 314, Encino, CA 91316.**

A true and correct copy of the foregoing document entitled **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”) Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) (“LBR”), the foregoing document will be served by the court via NEF and hyperlink to the document. On **2/6/2019** I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

- Theron S Covey tcovey@rasflaw.com, CAECF@tblaw.com
- Hal D Goldflam hgoldflam@frandzel.com, bwilson@frandzel.com
- M. Jonathan Hayes jhayes@rhmfir.com, roksana@rhmfir.com;rosario@rhmfir.com;janita@rhmfir.com;susie@rhmfir.com;max@rhmfir.com;priscilla@rhmfir.com;pardis@rhmfir.com;russ@rhmfir.com;rebeca@rhmfir.com
- David W. Meadows david@davidwmeadowslaw.com
- Katrina M Miller kmiller@pskfir.com
- Kelly L Morrison kelly.l.morrison@usdoj.gov
- Daniel E Park dpark@parksylvalaw.com
- Darren L Patrick dpatrick@omm.com
- Steven G. Polard spolard@ch-law.com, cborrayo@ch-law.com
- Valerie Smith claims@recoverycorp.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

II. SERVED BY U.S. MAIL: On **2/6/2019** I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hon. Vincent P. Zurzolo
U.S. Bankruptcy Court
Central District – LA Branch
255 E. Temple Street, Suite 1360
Los Angeles, CA 90012

Jong Uk Byun
8201 Santa Fe Ave.
Huntington Park, CA 90255

Debtor’s Agent/Broker:
Kirk Garabedian
Keller Williams Commercial

<p>1 889 Americana Way, Suite 408 Glendale, CA 91210</p> <p>2 <u>Buyer's Agent/Broker:</u> Mike Meraz, Magnum Porperties 3 <i>Representing: C&M Metals, Inc.</i> 2222 E. Washington Blvd. 4 Los Angeles, CA 90021</p> <p>5 <u>ALL REMAINING CREDITORS:</u> Allen Park -Packo 6 440 S. Vermont Ave., #301 Los Angeles, CA 90020</p> <p>7 Amex 8 Correspondence/Bankruptcy Po Box 981540 9 El Paso, TX 79998</p> <p>10 Bae Family 440 S. Vermont Ave., #301 11 Los Angeles, CA 90020</p> <p>12 Bejac 569 S. Van Buren Street 13 Placentia, CA 92870</p> <p>14 Bok Sook Byun c/o Steven Polard 15 1880 Century Park E, Ste 404 Los Angeles, CA 90067</p> <p>16 California Dept of Tax and Fee Admi 17 Special Ops, MIC 55 PO Box 942879 18 Sacramento, CA 94279-0005</p> <p>19 City of Los Angeles Office of Finance 20 200 North Spring St., RM 101 Los Angeles, CA 90012</p> <p>21 Coleman & Horowitt, LLP 22 499 West Shaw, Ste. 116 Fresno, CA 93704</p> <p>23 Coleman & Horowitt, LLP 24 1880 Century Park East Suite 404 25 Los Angeles, CA 90067</p> <p>26 CP Construction 105 N. Loma Place 27</p>	<p>Upland, CA 91786</p> <p>Creditors Adjustment 14226 Ventura Blvd. Sherman Oaks, CA 91423</p> <p>Daniel Park 3435 Wilshire Blvd., Ste 2700 Los Angeles, CA 90010</p> <p>DTSC - Site Clean Up Program P.O. Box 806 Sacramento, CA 95812</p> <p>First Premier Bank Attn: Bankruptcy Po Box 5524 Sioux Falls, SD 57117</p> <p>First Saving Bank / Blaze Attn: Bankruptcy Po Box 5096 Sioux Falls, SD 57117</p> <p>Franchise Tax Board Attn: Bankruptcy Unit P.O. Box 2952 Sacramento, CA 95812-2952</p> <p>Bank of Hope c/o Frandzel Robins Bloom & Csato, L.C. Attn: Hal D. Goldflam 1000 Wilshire Blvd., 19th Fl. Los Angeles, CA 90017-2427</p> <p>DLI Assets Bravo, LLC c/o Katrina M. Miller 110 North Washington St., #500 Rockville, MD 20850</p> <p>Genesis Bankcard Services Po Box 4477 Beaverton, OR 97076</p>
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1	Hose-Man	Ocwen Loan Servicing
2	5397 North Irwindale Ave	Attn: Bankruptcy Department
	Irwindale, CA 91706	PO Box 24605
		West Palm Beach, FL 33416
3	Hyundai Steel Company	
	c/o Taejoong Kim	Packo Investments
4	10550 Talbert Ave. Fl2	440 S. Vermont Ave., #301
	Fountain Valley, CA 92708	Packo In, CA 90020
5		
6	Hyundai Steel Company	Par Funding
	c/o Darren Patrick	Complete Business Solution Group
	O'Melveny & Meyrers LLP	141 N. 2nd Street
7	400 South Hope St., 18th FL	Philadelphia, PA 19106
	Los Angeles, CA 90073	
8		Quarter Spot Inc./DLI Assets Bravo
	Internal Revenue Service	110 N. Washington St., Ste. 500
9	P.O. Box 7346	Rockville, MD 20850
	Philadelphia, PA 19101-7346	
10		Quantum3 Group LLC
	Jinah Oh	as agent for GPCC I LLC
11	21856 S. Vermont Ave., #6	PO Box 788
	Torrance, CA 90502	Kirkland, WA 98083-0788
12		
	Joan Park	San Bernadino County Treasurer Tax
13	c/o Daniel Park	268 W. Hospitality Lane, 1st FL
	3435 Wilshire Blvd. #2700	San Bernardino, CA 92415
14	Los Angeles, CA 90010	
		Sequoia Financial Svcs
15	Kap Chan Chong	Attn: Bankruptcy
	3580 Wilshire Blvd., Suite 900	28632 Roadside Dr, Ste 110
16	Los Angeles, CA 90010	Agoura Hills, CA 91301
17	Los Angeles County Tax Collector	Small Business Administration
	PO Box 54110	200 West Santa Ana Blvd., Ste 180
18	Los Angeles, CA 90054-0110	Santa Ana, CA 92701
19	M & A Equities, LLC	Soo Yeong Kim
	c/o Packo Investments, Inc.	8300 Santa Fe Avenue
20	440 S. Vermont Ave., #301	Huntington Park, CA 90255
	Los Angeles, CA 90020	
21		Soo Yeong Kim
	Mohamed Sanfaz	c/o JJ Kim & Associates PC
22	440 S. Vermont Ave., #301	6 Centerpointe Dr., Suite 630
	Los Angeles, CA 90020	La Palma, CA 90623
23		
	Municipal Services Bureau	Southern County Oils
24	8325 Tuscany Way, Bldg 4	1800 West Katella Ave., Suite 400
	Austin, TX 78754-4734	P.O. Box 4159
25		Orange, CA 92863
	Ocwen Loan Servicing	
26	1661 Worthington Road Ste, 100	Southern County Oil Co.
	West Palm Beach, FL 33409	1800 West Katella Ave., Suite 400
27		
28		

Orange, CA 92867

Stephen M. Cook
7210 Jordan Ave.
Canoga Park, CA 91303-1223

Wells Fargo Bank
dba Wells Fargo Dealer Services
Attn: Bankruptcy
Po Box 19657
Irvine, CA 92623-9657

Synchrony Bank/Amazon
Attn: Bankruptcy Dept
Po Box 965060
Orlando, FL 32896

Zamucen & Curren, LLP
17898 Skypark Circle, Suite C
Irvine, CA 92614

RETURNED MAIL/REMOVED CREDITORS:

Cemex Construction Materials
1430 Santa Clara Street
Santa Paula, CA 93060

Eisner Jaffe
9601 Wilshire Blvd., 7th FL
Beverly Hills, CA 90210

Prima Financial
680 Langsdorf Drive, Suite 207
Fullerton, CA 92831

Deutsche Bank National Trust Co
Nationstar Mortgage LLC
350 Highland Dr
Lewisville, TX 75067

Cemex Construction Materials
1430 East Santa Clara Street
Santa Paula, CA 93060

Toni Ko
1100 S. Hope Street
Los Angeles, CA 90015

Soo Yeong Kim
c/o JJ Kim & Associates, PC
9252 Garden Grove Blvd., Suite 23
Garden Grove, CA 92844

Yeon Shim Song
c/o JJ Kim & Associates, PC
9252 Garden Grove Blvd., Suite 23
Garden Grove, CA 92844

**III. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE
TRANSMISSION OR EMAIL (indicate method for each person or entity served):**

Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **2/6/2019** I served the following
person(s) and/or entity(ies) by personal delivery, overnight mail service, or (for those who
consented in writing to such service method), by facsimile transmission and/or email as

1 follows. Listing the judge here constitutes a declaration that personal delivery on the judge
2 will be completed no later than 24 hours after the document is filed.

3 ☐ Service information continued on attached page

4 I declare under penalty of perjury under the laws of the United States of America that the
5 foregoing is true and correct.

6 **2/6/2019**

7 **Ja’Nita Fisher**

8 **/s/ Ja’Nita Fisher**

9 *Date*

10 *Type Name*

11 *Signature*